

## Chapter 1

### RECOMMENDATIONS AND STUDY AREA ANALYSES

The Comprehensive Development Master Plan (CDMP) is Miami-Dade County's policy guide for countywide growth management. The Plan contains components such as goals, objectives and policies which are countywide in scope, and components including the Land Use Plan map and schedules of capital improvements which express policy for localized areas. First and foremost, the CDMP is a metropolitan-scale plan for long-range countywide development. While most applications filed for review during this amendment cycle are localized in scope, achievement of long-term CDMP objectives is affected by cumulative small-scale amendment decisions.

The active applications filed during the April 2005 Plan amendment cycle can be categorized into the following four types of requests:

1. Land Use Plan map amendments seeking to redesignate certain parcels on the Plan's year 2005 and 2015 Land Use Plan (LUP) map (See Figure 1);
2. An amendment to the Land Use Element that seeks to amend Policy 8G regarding the Urban Development Boundary (UDB);
3. An amendment to the Land Use Element to provide for further refinement of the urban center boundaries;
4. An amendment to the Capital Improvements Element to update the Schedule of Improvements.

#### Types of Recommendations

This chapter contains the Department of Planning and Zoning's initial recommendations addressing the applications filed for review during the April 2005-2006 CDMP amendment cycle. The following two types of recommendations are issued:

1. DISPOSITION. Recommendations issued addressing final disposition of the applications may be for approval, approval with changes, or denial. In the case of small-scale amendment applications the recommendation issued in this report may be the only recommendation issued by the Department, as the Board of County Commissioners is authorized to take final action to adopt, or adopt with change, the small-scale amendment requests at its November 21, 2005 public hearing. For all other applications, which are not adopted at the November hearing but are transmitted to the DCA for review, the Department could reconsider its initial recommendation in the future and issue a revised recommendation based on new information received.
2. TRANSMITTAL TO DCA. Transmittal to DCA is a required action to continue the eligibility of any amendment application that is not adopted as a small-scale amendment request. Failure to transmit a non-small-scale amendment to the Florida Department of Community Affairs (DCA) effectively denies an application from further consideration during the cycle. Accordingly, the Department will recommend transmittal to the DCA of all non-small-scale applications recommended for approval or approval with change. The Department could also recommend transmittal (rather than immediate denial) of a small-scale amendment, or

transmittal of a regular non-small-scale application for which it initially recommends denial, if the application may warrant additional community consideration or information.

When proposed amendments are transmitted to DCA, the County will request DCA to conduct a review of the transmitted amendment proposals, after which, the DCA may issue an "Objections Recommendations and Comments" (ORC) report. The Board of County Commissioners must schedule a specially advertised public hearing and take final action on applications not later than 60 days after receiving DCA's reply addressing an application. The Miami-Dade County Code provides that Commission action must also be proceeded by an opportunity for a second PAB public hearing, except when DCA does not review a proposed amendment.

Following the presentation of the recommendations, the principal reasons for the Department's recommendations are outlined. The principal factors considered when evaluating each application are described in Chapter 2 of this report. These factors include the availability of land to accommodate projected land use needs, land use patterns and trends of development in the area, compatibility of proposed land uses with the neighboring area, availability of and impact on urban services, impact on environmental, and historical and archeological resources. Information addressing these factors is presented in Chapter 2 of this report, and specific to affected geographic areas in Chapter 1. An analysis of the consistency of the proposed amendments with the underlying objectives and policies of the CDMP is contained in Chapter 3. These factors are all considered by the Department of Planning and Zoning in formulating its recommendations. However, only the factors deemed most significant to the Department's recommendations are cited in the principal reasons for the recommendations presented in this chapter following each recommendation.

To assist in evaluating applications to amend the Land Use Plan map, seven study areas encompassing the applications and their vicinity were evaluated (See Figure 1). The applications to amend the Land Use Plan map are numbered Application Nos. 1 through 24. The Study Areas are labeled A through G.

### **Summary of Land Use Plan Map Application Characteristics**

For convenience of the reader, the Table presented on the following page summarizes essential facts about the study areas and application areas. Facts about Applications Nos. 1 through 24 are listed in columns under the application number. The factors addressed are listed in the left margin.

The first factors addressed on this table are land use issues. First, the residential and commercial land supply and demand characteristics of the study area are presented. Only one entry is made in each line where the information pertains to the entire Study Area. For commercial land, the supply/demand situations for individual minor statistical areas (MSAs) are presented in application-specific columns where a study area is comprised of more than one MSA. The text in Chapter 2 fully explains what the numbers mean and how they were derived. Land uses adjacent to the application site are the final entry under the Land Use heading. The remaining rows in the table summarize environmental and urban service characteristics, which are fully described in the Study Area analyses following the application recommendations in Chapter 1.

Table No. 2  
Summary of Land Use Plan Map Application Characteristics

STUDY AREA	A	A	A	A
APPLICATION NUMBER	1	2	3	4
REQUESTED REDESIGNATION	Industrial to Low-Med. Dens. Res. (5-13 DU/Ac.)	Low Dens. Res. (2.5-6 DU/Ac.) To Low-Med Dens. Res (5-13 DU/Ac.)	Low & Low Med. Dens Res (2.5- 6 & 6-13 DU/ac.) and Bus/Office to Med Dens Res (13-25 DU/Ac.) and Bus/ Off. on 5 parcels	Low-Med Dens Res (5-13 DU/Ac.) to Med & Med-High Density Residential (13-25 & 25-60 DU/Ac.) on 2 parcels
<b>RESIDENTIAL LAND</b>				
Impact on Res. Devel. Cap.	+339 du	+19	+543	+361
Study Area Depletion Yr.	2019	2019	2019	2019
<b>COMMERCIAL LAND</b>				
Study Area Depletion Yr.	2025+	2025+	2025+	2025+
(MSA) Depletion Year	2025+	2025+	2025+	2025+
MSA 2015 Ac./1000 pop.	5.6	6.4	4.9	7.0
<b>INDUSTRIAL LAND</b>				
Study Area Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
<b>EXISTING USES</b>	Bell South Utility	SF	SF, retail, vacant, church	SF
<b>ADJACENT USES</b>	SF, MF, vacant, Golf, Industrial	SF, MF, church, canal	SF, utility, retail, nursery, marina	SF, MF, hospital, office, church
<b>ENVIRONMENT</b>				
Flood Zone	X	AE	AE	X
Wetlands Basin	C-9/East	C-8	Intra-coastal / C-8	C-7
Wellfield Protection Area	No	No	No	No
Hurricane Evacuation	No	No	No	No
<b>ROADWAYS</b>				
Trip Generation (C/P)	267/164	19/25	316/713	169/334
Adjacent Road(s)	NE 215 St.	Memorial Hwy.	Biscayne Blvd.	NW 99 St., NW 7 Ave.
Level of Service (LOS) Standard	E	E	E+50%	E+50%
Existing LOS/Concurrency LOS	E/F	NA	E/E+5%	NA, E+5%/E+11%
<b>TRANSIT</b>				
Closest Route No.	91	2	3, Biscayne Max	33
Headway (min.)Peak/Offpeak	30/60	60/60	15/15, 15/NA	30/30
Distance (feet)	1320	Adjacent	Adjacent	Adjacent
<b>WATER</b>				
At Site or Distance (ft.)	At Site (16)	At Site	At Site	350'
Change in Demand (gpd)	+10,889	+1550	+145,156	+72,400
<b>SEWER</b>				
At Site or Distance (ft.)	430	1230(12F)	At Site(8F)	600(8G)
<b>FIRE</b>				
Response (minutes)	7 Minutes	6 minutes	4 minutes	4 minutes
Fire Flow Adequate	Yes	Yes	Yes	Yes
<b>SCHOOLS</b>				
Elem. FISH	106%	106%	106%	106%
Mid. FISH	150%	150%	150%	150%
Sen. FISH	122%	122%	122%	122%
Impact ± Students	+197	+8	+41	+25
<b>LOCAL PARKS</b>				
Park Benefit District	1	1	1	1
Surplus (Acres) Existing/Impact	544.8/-2.4	544.8/-3	544.8/-4.6	544.8/-4.5

Table No. 2 (Cont.)  
Summary of Land Use Plan Map Application Characteristics

<b>STUDY AREA</b>	<b>B</b>	<b>C</b>	<b>C</b>	<b>D</b>
<b>APPLICATION NO.</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8b</b>
<b>REQUESTED REDESIGNATION</b>	Open Land to Industrial and Office, and UDB	Open Land to Restricted Ind. and Office, and UDB	Open Land to Business and Office, and UDB	Low-Med. Dens. Res. to Med. Dens. Res (13-25 DU/Ac)
<b>RESIDENTIAL LAND</b>				
Impact on Res. Devel. Cap.	NA	NA	NA	+40
Study Area Depletion Yr.	2010	2025+	2025+	2014
<b>COMMERCIAL LAND</b>				
Study Area Depletion Yr.	NA	2025+	2025+	2012
(MSA) Depletion Year	NA	2025+	2025+	2013
MSA 2015 Ac./1000 pop.	NA	11.6	11.6	4.9
<b>INDUSTRIAL LAND</b>				
Study Area Depletion Yr.	2025+	2022	2022	NA
(MSA) Depletion Year	2025+	2022	2022	NA
<b>EXISTING USES</b>	Vacant, Landfill, Utility, Water	Vacant, Ag.	Vacant	Mobile Home Park
<b>ADJACENT USES</b>	Vacant, Ag., Water	Vacant, Industrial, Ag.	Vacant, Commercial, Water	Vacant, SF, Retail, FP& L Sub Station
<b>ENVIRONMENT</b>				
Flood Zone	AE	AH	AH	X
Wetlands Basin	Yes	Yes	Yes	No
Wellfield Protection Area	No	Yes	Yes	No
Hurricane Evacuation	No	No	No	No
<b>ROADWAYS</b>				
Trip Generation (C/P)	160/12,633	NA/40	6/885	7/34
Adjacent Road(s)	NW 154 Street, NW 170 Street	NW 25 St.	SW 8 St.	SW 8 St., NW 42 Ave.
Level of Service (LOS) Standard	D	D	D	E+20%
Existing LOS/Concurrency LOS	C/F, NA	D/F	C/C	D/D, E+6%/E+9%
<b>TRANSIT</b>				
Closest Route No.	54, Hialeah Gardens	147	147, West Dade	8/5
Headway (min.)Peak/Offpeak	15/30, 30/60	30/60	30/60, 30/30	10/30, 13/30
Distance (feet)	7920	5280	2640	0
<b>WATER</b>				
At Site or Distance (ft.)	5280 (16)	900 (12)	900 (30)	At Site (16)
Change in Demand (gpd)	+1,577,582	+5,445	+45,645	-59,067
<b>SEWER</b>				
At Site or Distance (ft.)	5280 (12G)	810 (8F)	900 (24F)	At Site (12G)
<b>FIRE</b>				
Response (minutes)	14	6.75	8.2	5.65 Minutes
Fire Flow Adequate	NO	NA	YES	Report Not Avail.
<b>SCHOOLS</b>				
Elem. Existing FISH	139%	122%	122%	102%
Mid. Existing FISH	131%	106%	106%	113%
Sen. Existing FISH	136%	NA	NA	148%
Impact ± Students	-66	NA	NA	+9
<b>LOCAL PARKS</b>				
Park Benefit District	1	1	1	2
Surplus (Acres) Existing/Impact	544.79/NA	544.79/NA	544.79/NA	584.83/-0.14

Table No. 2 (Cont.)  
Summary of Land Use Plan Map Application Characteristics

STUDY AREA	D	E	E	E
APPLICATION NO.	9	10	11	12
<b>REQUESTED REDESIGNATION</b>	Low-Med. Dens. Res. to Bus. & Office	Agriculture to Low Density Residential (2.5-6.0 du/ac)	Agriculture to Bus and Office(A) and to Off/Residential(B)	Estate Residential To Office/Residential
<b>RESIDENTIAL LAND</b>				
Impact on Res. Devel. Cap.	0	+1159	+500	+4
Study Area Depletion Yr.	2014	2009	2009	2009
<b>COMMERCIAL LAND</b>				
Study Area Depletion Yr.	2012	2018	2018	2018
(MSA) Depletion Year	2011	2014	2014	2025+
MSA 2015 Ac./1000 pop.	5.5	2.8	2.8	4.5
<b>INDUSTRIAL LAND</b>				
Study Area Depletion Yr.	N/A	N/A	N/A	N/A
(MSA) Depletion Year	NA			
<b>EXISTING USES</b>	Vacant	AG - Row Crops	AG - Row Crops	Retail Nursery
<b>ADJACENT USES</b>	SF, Duplex Res. Retail, Shop. Cent.	Agriculture, vacant, Business	Agriculture, Vacant	Single Family and utilities
<b>ENVIRONMENT</b>				
Flood Zone	X	AH	AH	AH
Wetlands Basin	No	Yes	Yes	No
Wellfield Protection Area	No	West	West	Alex. Orr, Snapper Creek, Southwest
Hurricane Evacuation	No	No	No	No
<b>ROADWAYS</b>				
Trip Generation (C/P)	13/75	45/972	10/1417	13/130
Adjacent Road(s)	SW 40 St.	SW 88 St.	SW 88 St.	SW 104 St., SW 127 Ave.
Level of Service (LOS) Standard	C/C	A/E+76%	A/E+85%	C/C, F(1.04)/F(1.08)
Existing LOS/Concurrency LOS	C/C	A/F	A/F	C/C, F/F
<b>TRANSIT</b>				
Closest Route No.	40, Bird Rd. MAX	Kendall KAT, Killian KAT	Kendall KAT, Killian KAT	104, Killian KAT
Headway (min.)Peak/Offpeak	15/20, 20/40	12/NA, 6/NA	12/NA, 6/NA	30/30, 6/NA
Distance (feet)	Adjacent	Adjacent	Adjacent	Adjacent
<b>WATER</b>				
At Site or Distance (ft.)	At Site	At Site	1800'	At Site
Change in Demand (gpd)	-2,145	+392,350	+97,550	+5,212
<b>SEWER</b>				
At Site or Distance (ft.)	At Site (8G)	At site, SW 167 <sup>th</sup> Ave	1,800	2,500
<b>FIRE</b>				
Response (minutes)	3.75 Minutes	6.1 minutes	6.8 minutes	5.25 minutes
Fire Flow Adequate	Yes	Yes	Yes	NA
<b>SCHOOLS</b>				
Elem. Existing FISH	102%	105%	105%	105%
Mid. Existing FISH	113%	69%	146%	171%
Sen. Existing FISH	148%	66%	153%	140%
Impact ± Students	+3	+616	+158	-1
<b>LOCAL PARKS</b>				
Park Benefit District	2	2	2	2
Surplus (Acres) Existing/Impact	584.83/-0.14	584.83/-10.57	584.83/-3.73	584.83/NA

Table No. 2 (Cont.)  
Summary of Land Use Plan Map Application Characteristics

STUDY AREA	E	E	E	E
APPLICATION NO.	13	14	15	16
<b>REQUESTED REDESIGNATION</b>	Agriculture to Low Density Res (2.4-6.0 du/a) and incl. within UDB	Industrial and Office to Business and Office	Low density Res. (2.5-6.0 du/a) to Business and Office	Ind./Office to Bus/Office(A) and to Med Density Res.(13-25 du/a) w/DI-1
<b>RESIDENTIAL LAND</b>				
Impact on Res. Devel. Cap.	+473	+113	+150	+168
Study Area Depletion Yr.	2009	2009	2009	2009
<b>COMMERCIAL LAND</b>				
Study Area Depletion Yr.	2018	2018	2018	2018
(MSA) Depletion Year	2025+	2025+	2025+	2007
MSA 2015 Ac./1000 pop.	4.5	4.5	4.5	4.4
<b>INDUSTRIAL LAND</b>				
Study Area Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
<b>EXISTING USES</b>	Agriculture	Agriculture	Agriculture	Vacant
<b>ADJACENT USES</b>	Agriculture and Single family res.	Agriculture, vacant, MF Res, School	Agriculture, single family, recreational	Business, vacant, utilities, industrial
<b>ENVIRONMENT</b>				
Flood Zone	AH	AH	X	X
Wetlands Basin	No	No	No	No
Wellfield Protection Area	West	No	No	No
Hurricane Evacuation	No	No	No	Yes
<b>ROADWAYS</b>				
Trip Generation (C/P)	21/447	120/476	135/886	100/270
Adjacent Road(s)	SW 104 St.	SW 124 St., SW 120 St.	SW 147 Ave., SW 184 St.	SW 184 St., SW 186 St.
Level of Service (LOS) Standard	E+20%	D	D	D, E
Existing LOS/Concurrency LOS	E/E+25%	NA/D/E	B/F, B/B	C/F, D/D
<b>TRANSIT</b>				
Closest Route No.	Killian KAT	West Dade Conn	West Dade Conn	35, Busway Flyer, Local, and MAX
Headway (min.)Peak/Offpk	6/NA	30/30	30/30	30/30, 20/NA, 15/30, 15/30
Distance (feet)	0	0	1,300	0
<b>WATER</b>				
At Site or Distance (ft.)	At Site	At Site	At Site	At Site
Change in Demand (gpd)	+165,550	+8651	+11,050	+26,860
<b>SEWER</b>				
At Site or Distance (ft.)	1,800	1,800	300	0
<b>FIRE</b>				
Response (minutes)	4.8 minutes	4.95 minutes	7.95 minutes	5.5 minutes
Fire Flow Adequate	NA	NA	NA	Yes
<b>SCHOOLS</b>				
Elem. Existing FISH	137%	NA	141%	92%
Mid. Existing FISH	146%	NA	168%	153%
Sen. Existing FISH	153%	NA	131%	155%
Impact ± Students	+308	0	+48	+158
<b>LOCAL PARKS</b>				
Park Benefit District	2	2	3	3
Surplus (Acres) Existing/Impact	584.83/-4.42	584.83/NA	206.18/-0.93	206.18/-1.5

Table No. 2 (Cont.)  
Summary of Land Use Plan Map Application Characteristics

STUDY AREA	E	F	F	F
APPLICATION NO.	17	18	19	20
<b>REQUESTED REDESIGNATION</b>	Business/Office and Low Dens. Res. (2.5-6.0 du/a) To Business/Office	Low Dens. Res. (2.5-6 DU/Ac) to Bus. & Office	Low Dens. Res. (2.5-6 DU/Ac) to Bus. & Office	Med. Dens. Res. (13-25 DU/Ac) to Bus. & Office
<b>RESIDENTIAL LAND</b>				
Impact on Res. Devel. Cap.	+395	0	0	0
Study Area Depletion Yr.	2009	2025+	2025+	2025+
<b>COMMERCIAL LAND</b>				
Study Area Depletion Yr.	2018	2024	2024	2024
(MSA) Depletion Year	2007	2024	2024	2024
MSA 2015 Ac./1000 pop.	4.4	7.1	7.1	7.1
<b>INDUSTRIAL LAND</b>				
Study Area Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
<b>EXISTING USES</b>	Agr, SF res.	Vacant	Vacant	Vacant
<b>ADJACENT USES</b>	Agriculture, single family res.	Church, Hospital, SF	SF, Parks, Office, Vacant	Church, SF, MF, Vacant, Gas station, Gould SDC
<b>ENVIRONMENT</b>				
Flood Zone	X	AE-7	X	X
Wetlands Basin	No	No	No	No
Wellfield Protection Area	No	No	No	No
Hurricane Evacuation	No	Yes	Yes	Yes
<b>ROADWAYS</b>				
Trip Generation (C/P)	69/1126	212/1298	11/74	26/169
Adjacent Road(s)	SW 184 St., SW 157 Ave.	Old Cutler Rd.	Old Cutler Rd., SW 216 St.	SW 216 St., SW 112 Ave.
Level of Service (LOS) Standard	C, B	D	D	D, E+20%
Existing LOS/Concurrency LOS	B/B, C/D	B/F	B/F, A/F	A/F, B/E+35%
<b>TRANSIT</b>				
Closest Route No.	200	52, 70	52, 70	35, Busway MAX
Headway (min.)Peak/Offpk	30/30	30/30, 30/60	30/30, 30/60	30/30, 15/30
Distance (feet)	2,640	0	1,320	0
<b>WATER</b>				
At Site or Distance (ft.)	At Site	At Site (12)	At Site (12)	At Site (12)
Change in Demand (gpd)	+257,950	+17,850	+800	+21,400
<b>SEWER</b>				
At Site or Distance (ft.)	NA	900 (Manhole)	600 (Manhole)	At Site (8G)
<b>FIRE</b>				
Response (minutes)	9.65	4.16	6.53	5.14
Fire Flow Adequate	No	Yes	NA	Yes
<b>SCHOOLS</b>				
Elem. Existing FISH	141/161%	113%	113%	113%
Mid. Existing FISH	168%	119%	119%	119%
Sen. Existing FISH	131%	116%	116%	116%
Impact ± Students	+494	+205	+8	+17
<b>LOCAL PARKS</b>				
Park Benefit District	3	3	3	3
Surplus (Acres) Existing/Impact	206.18/-6.69	206.18/-0.21	206.18/-0.12	206.18/-1.07

Table No. 2 (Cont.)  
Summary of Land Use Plan Map Application Characteristics

STUDY AREA	F	F	G	G
APPLICATION NO.	21	22	23	24
<b>REQUESTED REDESIGNATION</b>	Low Dens. Res. (2.5-6 DU/Ac) to Bus. & Office	Low Dens Res. (2.5-6 DU/Ac) to Med. Dens. Res. (13-25 DU/Ac) & Low-Med. Dens. Res. (5-13 DU/Ac)	Ag. To Business and Office, and UDB	Ag. To Business and Office, and UDB
<b>RESIDENTIAL LAND</b>				
Impact on Res. Devel. Cap.	0	+350	+434	+88
Study Area Depletion Yr.	2025+	2025+	2021	2021
<b>COMMERCIAL LAND</b>				
Study Area Depletion Yr.	2024	2024	2025+	2025+
(MSA) Depletion Year	2024	2024	2025+	2025+
MSA 2015 Ac./1000 pop.	7.1	7.1	9.1	9.1
<b>INDUSTRIAL LAND</b>				
Study Area Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
<b>EXISTING USES</b>	Vacant	Agriculture	Tree Nursery	Row Crops
<b>ADJACENT USES</b>	Church, SF, MF, Vacant, Ag., Retail	SF, MF, Ag, Vacant, Research, Light Man, Comm. Mixed Use	SF, MF, Ag.	School, Ag., Vacant
<b>ENVIRONMENT</b>				
Flood Zone	X	X	AE	AE
Wetlands Basin	No	No	No	No
Wellfield Protection Area	No	No	No	No
Hurricane Evacuation	Yes	Yes	Yes	Yes
<b>ROADWAYS</b>				
Trip Generation (C/P)	5/23	168/523	18/2,201	3/641
Adjacent Road(s)	SW 224 St., SW 112 Ave.	SW 127 Ave., SW 240 St.	SW 312 Street, SW 137 Avenue	SW 312 Street
Level of Service (LOS) Standard	E+20%	D	D	D
Existing LOS/Concurrency LOS	NA, B/E+35%	NA, NA	C/F, C/F	C/C
<b>TRANSIT</b>				
Closest Route No.	70	35, Busway MAX	35	35
Headway (min.)Peak/Offpk	30/60	30/30, 15/30	30/30	30/30
Distance (feet)	At Site	At Site	9240	7920
<b>WATER</b>				
At Site or Distance (ft.)	At Site (12)	At Site (12)	At Site (6)	5280 (12)
Change in Demand (gpd)	+550	+77,550	+147,000	+29,400
<b>SEWER</b>				
At Site or Distance (ft.)	NA	600 feet (Manhole/24F)	At Site (8F)	At Site (10F)
<b>FIRE</b>				
Response (minutes)	5.11	6.45	8.29	8.29
Fire Flow Adequate	NA	NA	Yes	Yes
<b>SCHOOLS</b>				
Elem. Existing FISH	113%	113%	130%	130%
Mid. Existing FISH	119%	119%	124%	124%
Sen. Existing FISH	116%	116%	128%	128%
Impact ± Students	+4	+236	+282	+56
<b>LOCAL PARKS</b>				
Park Benefit District	3	3	3	3
Surplus (Acres) Existing/Impact	206.18/-0.05	206.18/-7.38	206.18/-3.86	206.18/-0.76



Table 3  
Summary of Initial Recommendations  
April 2005 Applications to Amend the CDMP

Application Number	Applicant/Representative Location (Acres) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Recommendations for... •DISPOSITION •TRANSMITTAL
1	46 ACRES, LLC / Mr. Juan J. Mayol, Esq. Southside of NE 215 Street approximately 900 feet east of San Simeon Way (26.13 Gross Acres). From: Industrial and Office To: Low-Medium Density Residential (5 to 13 DU/Ac.) Standard Amendment	•ADOPT •TRANSMIT
2	AKOUKA LLC/Stamley B. Price, Esq. and William W. Riley, Esq. East side of Memorial Highway at theoretical NE 145 Street (2.98 Gross Acres). From: Low Density Residential (2.5-6 DU/Ac.) To: Low-Medium Density Residential (5 TO 13 DU/Ac.) Small-Scale Amendment	• ADOPT (Small Scale)
3	DYNAMIC BISCAYNE SHORES ASSOCIATES, INC. / Jeffrey Bercow, Esq. and Michael Larkin, Esq. West side of Biscayne Boulevard to NE 13 Avenue between NE 112 and NE 115 Streets (21.54 Gross Acres). Parcel A (1.12 acres) From: Low Density Residential (2.5 to 6 DU/Ac.) To: Medium Density Residential (13 to 25 DU/Ac.) Parcel B (2.78 acres) From: Low-Medium Density Residential (5 to 13 DU/Ac.) To: Medium Density Residential (13 to 25 DU/Ac.) Parcel C (1.89 acres) From: Low-Medium Density Residential (5 to 13 DU/Ac.) To: Medium Density Residential (13 to 25 DU/Ac.) Parcel D (2.97 acres) From: Low-Medium Density Residential (5 to 13 DU/Ac.) & Business and Office To: Medium Density Residential (13 to 25 DU/Ac.) Parcel E (12.78 acres) From: Low-Medium Density Residential (5 to 13 DU/Ac.) & Business and Office To: Business And Office Standard Amendment	•ADOPT •TRANSMIT

Application Number	Applicant/Representative Location (Acres) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Recommendations for... •DISPOSITION •TRANSMITTAL
4	Liberty Investment, Inc. / Michael W. Larkin, Esq. and Graham Penn, Esq. NW 12 Avenue to NW 9 Avenue between NW 95 Terrace and NW 99 Street (27.6 Gross Acres). Parcels A, C, D, & E: From: Low-Medium Density Residential (5 to 13 DU/Ac.) To: Medium Density Residential (13 to 25 DU/Ac.) and Parcel B: From: Low-Medium Density Residential (5 to 13 DU/Ac.) To: Medium-High Density Residential (25 to 60 DU/Ac.) Standard Amendment	•DENY  •TRANSMIT
5	City of Hialeah / Augusto E. Maxwell, Esq. Between NW 97 Avenue and the Turnpike (HEFT) and between NW 154 Street and NW 170 Street (793.8 Gross Acres). 1) Move the 2005 Urban Development Boundary to encompass the application area 2) Change to "Open Land Subareas" map and related text in the Land Use Element to exclude the subject area. 3) From: Open Land To: Industrial and Office Standard Amendment	• ADOPT WITH CHANGE by adding 347 acres to this application site (the area bounded by NW 170 Street, NW 97 Avenue and the Turnpike) and by adding roadway lane changes to LUP map and to Figures 1 and 3 in the Traffic Circulation Subelement • TRANSMIT
6	Doral West Commerce Park, LLC / Felix M. Lasarte, Esq. West of the Turnpike (HEFT) and east of NW 122 Avenue at approximately NW 22 Street (2.5 Gross Acres) From: Open Land To: Restricted Industrial and Office and Include within the Urban Development Boundary Standard Amendment	• DENY • TRANSMIT
7	Lowe's Home Centers, Inc. / Juan J. Mayol, Jr., Esq. and Richard A. Perez, Esq. Northwest corner of Theoretical SW 138 Avenue and north of the Tamiami Canal (SW 8 Street) (21.6 Gross Acres) From: Open Land To: Business And Office and Include within the Urban Development Boundary Standard Amendment	•DENY •TRANSMIT
8	PMBC Homes at Gables edge LLC, Gilbert Pastoriza, Esq. South of SW 9 Street and west of SW 42 Avenue (1.2 Net Acres). Parcel A From: Low Density Residential (2.5-6 DU/Ac.) To: Business and Office Parcel B From: Low Density Residential (2.5-6 DU/Ac.) To: Medium Density Residential (13 TO 25 DU/Ac.) Small-Scale Amendment	•ADOPT PARCEL B •(Small Scale)

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9	Eduardo Reyes; Juan J. Mayol, Jr., Esq. From SW 38 Street to Bird Road (SW 40 Street) between SW 84 Avenue and theoretical SW 85 Avenue (1.41 Net Acres). From: Business and Office and Low Density Res.(2.5-6 DU/Ac) To: Business and Office Small-Scale Amendment	•ADOPT WITH CHANGE by deleting the northern 100 feet (Small Scale)
10	Newest Kendall, LLC / Simon Ferro, Esq. NW corner of SW 88 St. and SW 167 Ave. (193.24 Gross Acres) From: Agriculture To: Low Density Residential (2.5 to 6.0 DU/Ac.) and Include within the Urban Development Boundary Standard Amendment	•DENY •TRANSMIT
11	David Brown, Steven Brown, & Victor Brown / Chad Williard, Esq. South side of Kendall Drive (SW 88 St.) west of SW 167 Avenue (42.6 Gross Acres) <u>Part A (29.44 acres)</u> From: Agriculture To: Business and Office (29.44 Ac.) <u>Part B (9.06 acres)</u> From: Agriculture Office/Residential:(9.06 Ac.) and Include within the Urban Development Boundary Standard Amendment	•DENY •TRANSMIT
12	Vanguardian Village, LLP; Felix M. Lasarte, Esq. NE corner of SW 127 Avenue and SW 104 Street (4.0 Acres) From: Estate Density Residential (1 to 2.5 DU/Ac.) To: Office/Residential Small-Scale Amendment	•DENY •TRANSMIT
13	Shoma IX, Inc. a Florida corporation / Stanley B. Price, Esq. and Brian S. Adler, Esq. Southeast corner of SW 104 Street and SW 167 Avenue (+/- 81.61 Gross Acres). From: Agriculture To: Low Density Residential (2.5 to 6.0 DU/Ac.) and Include within the Urban Development Boundary Standard Amendment	•DENY •TRANSMIT
14	London Square, LLC; Jeffrey Bercow, Esq. and Graham Penn, Esq. Approximately 660 feet east of SW 137 Avenue and north of SW 124 Street (9.93 Acres). From: Industrial and Office To: Business and Office Small-Scale Amendment	•DENY •TRANSMIT
15	Pasadena Capital, Inc. / Stanley B. Price, Esq., Brian S. Adler, Esq. and Alexandra L. Deas, Esq. Northwest corner of SW 147 Avenue and SW 184 Street, lying southeast of the CSX Railroad ROW (24.0177 Gross Acres).	• ADOPT WITH CHANGE by deleting the northern 14.02 acres • TRANSMIT

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	From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Business and Office Standard Amendment	
16	EBP Parcel 1, LLC, EBP Parcel 3, LLC, Ryder Investments, LLC, and West Perrine CDC, Inc.; Gilbert Pastoriza, Esq. East and west of Homestead Avenue between SW 184 and SW 186 Streets (6.59 Net Acres). From: Industrial and Office To: Part A– Parcels 1 and 2 Business and Office Part B – Parcel C Medium Density Residential (13 to 25 DU/Ac.) w/ DI-1 (Density Incr. of one category with good urban design) Small-Scale Amendment	• ADOPT • (Small Scale)
17	Eureka Palms Partnership, LLLP / Jeffrey Bercow, Esq. and Melissa Tapanes Llahues, Esq. The NW, SE and SW corners of SW 184 Street and SW 157 Avenue (305.45 Gross Acres). 1) Move the 2005 Urban Development Boundary to encompass the application area. 2) <u>Part A (295.45 Ac.)</u> From: Agriculture To: Estate Density Residential (1 to 2.5 DU/Ac.) <u>Part B (10 Ac.)</u> From: Agriculture To: Business And Office 3) Revise existing Land Use Policy 8H (i)(c) by removing an area south of SW 184 Street from the list of areas not to be considered for UDB expansion. Standard Amendment	• DENY • TRANSMIT
18	GCF Investments, Inc., Juan J. Mayol, Esq., and Stephen M. James, Esq. East side of Old Cutler Road between SW 208 and SW 212 Streets (35.61 Net Acres). From: Low Density Residential (2.5-6 DU/Ac.) To: Business and Office	•DENY •TRANSMIT
19	Pinto Realty Company, Chad Williard, Esq. NE corner of SW 216 St. and SW 99 Ave. (1.8 Gross Acres). From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Business and Office Small-Scale Amendment	•DENY
20	J. L. Brown Development Corporation, James L. Brown, Sr. Northwest corner of SW 112 Avenue and SW 216 Street (3.08 Gross Acres). From: Medium Density Residential (13 to 25 DU/Ac.) To: Business and Office Small-Scale Amendment	•DENY
21	Kaza 112 Property Corporation, Andy Zitman Southeast corner of SW 112 Avenue and SW 224 Street (0.62 Net Acres).	•DENY

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	From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Business and Office Small-Scale Amendment	
22	Princeton Land Investments, LLC, Jeffrey Bercow, Esq., and Graham Penn, Esq. Northwest and southeast corners of SW 127 Avenue and SW 240 Street (58.0 Gross Acres). From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: (Parcel A) Medium Density Residential (13 to 25 DU/Ac.), 38.32 Acres (Parcel B) Low-Medium Density Residential (2.5 to 6.0 DU/Ac.), 20.19 Acres	•ADOPT •TRANSMIT
23	GCF Investments, Inc. / Miguel Diaz De la Portilla, Esq. Southwest corner of SW 312 Street and SW 137 Avenue (+/- 72.417 Gross acres) From: Agriculture To: Business and Office and Include within the Urban Development Boundary Standard Amendment	• DENY •TRANSMIT
24	Pedro Talamas, Juan J. Valdes, & Nadia A. Valdes / Stanley B. Price, Esq. Southeast corner of SW 142 Avenue and SW 312 Street (+/- 14.71 Gross Acres) From: Agriculture To: Business And Office and Include within the Urban Development Boundary Standard Amendment	• ADOPT • TRANSMIT
25	Builders Association of South Florida & Latin Builders Association/ Richard Horton and Gus Gil LAND USE ELEMENT To revise Policy 8G Standard Amendment	• DENY • TRANSMIT
26	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director LAND USE ELEMENT To provide for further refinement of the urban center boundaries Standard Amendment	•ADOPT WITH CHANGE •TRANSMIT
27	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director CAPITAL IMPROVEMENTS ELEMENT Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. Standard Amendment	•ADOPT •TRANSMIT

